



LINCOLNWOOD SCHOOL DISTRICT 74  
 BOARD OF EDUCATION  
 FACILITIES COMMITTEE MEETING AGENDA  
 TUESDAY, DECEMBER 14, 2021 AT **4:00 PM**

BOARD OF EDUCATION  
**Kevin Daly, President**  
**Elaina Geraghty, Vice President**  
**John P. Vranas, Secretary**  
**Myra A. Foutris**  
**Jay Oleniczak**  
**Rupal Shah Mandal**  
**Peter D. Theodore**

ADMINISTRATION  
**Dr. Kimberly A. Nasshan, Superintendent of Schools**  
**Dr. David Russo, Assistant Superintendent for Curriculum and Instruction**  
**Courtney Whited, Business Manager/CSBO**

*Agenda of the Facilities Committee Meeting of the Board of Education of Lincolnwood School District 74,  
 Cook County, Illinois, to be held in the Marvin Garlich Administration Building  
 6950 N. East Prairie Road  
 Lincolnwood, Illinois 60712,  
 on Tuesday, December 14, 2021.*

IN-PERSON PARTICIPATION: It is expected that all members of the Facilities Committee, plus several administrators, will be physically present at the Marvin Garlich Administration Building located at 6950 N. East Prairie Road, Lincolnwood, IL. The public is welcome.

1. CALL TO ORDER/ROLL CALL

FACILITIES COMMITTEE MEMBERS

- John P. Vranas (BOE), Chair
- Elaina Geraghty (BOE), Co-Chair
- Rupal Shah Mandal (BOE)
- Wendy Grano, Community Member
- Emily McCall, Community Member
- Zade Tagani, Community Member

ADMINISTRATORS/STAFF

- Dr. Kimberly A. Nasshan, Superintendent of Schools
- Dr. David L. Russo, Assistant Superintendent of Curriculum and Instruction
- Courtney Whited, Business Manager/CSBO
- Jim Caldwell, Director of Buildings and Grounds

2. AUDIENCE TO VISITORS

3. APPROVAL OF MINUTES

- a. Facilities Committee Meeting Minutes - **NOVEMBER 16, 2021** 3

Motion by member: \_\_\_\_\_ Seconded by: \_\_\_\_\_

4. DISTRICT ARCHITECT OF RECORD - STUDIOGC architecture+interiors

- a. INFORMATION/DISCUSSION/ACTION: StudioGC architecture+interiors Project(s) Update 5
  - I. Elevator Service/Maintenance and Modernization Bid (no attachment) 7
  - II. Summer 2022 Running Track Project (two attachments) 11
  - III. Summer 2022 Playground Projects (two attachments) 20
  - IV. Roof-top Units Bid (two attachments) 20

5. OLD BUSINESS

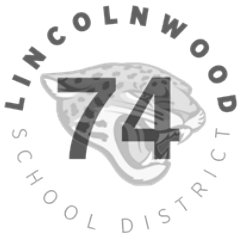
6. NEW BUSINESS

7. ADJOURNMENT

Motion by member: \_\_\_\_\_ Seconded by: \_\_\_\_\_

***Dr. Kimberly A. Nasshan, Superintendent of Schools***

*Lincolnwood School District 74 is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or facility, are requested to contact the District Office at 847-675-8234 promptly to allow Lincolnwood School District 74 to make reasonable accommodations for those persons.*



LINCOLNWOOD SCHOOL DISTRICT 74  
BOARD OF EDUCATION  
FACILITIES COMMITTEE MEETING MINUTES  
TUESDAY, NOVEMBER 16, 2021 AT **6:00 PM**

BOARD OF EDUCATION  
Kevin Daly, *President*  
Elaina Geraghty, *Vice President*  
John P. Vranas, *Secretary*  
Myra A. Foutris  
Jay Oleniczak  
Rupal Shah Mandal  
Peter D. Theodore

ADMINISTRATION  
Dr. Kimberly A. Nasshan, *Superintendent of Schools*  
Dr. David Russo, *Assistant Superintendent for Curriculum and Instruction*  
Courtney Whited, *Business Manager/CSBO*

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*Minutes of the Facilities Committee Meeting of the Board of Education of Lincolnwood School District 74, Cook County, Illinois, was held in the Marvin Garlich Administration Building 6950 N. East Prairie Road, Lincolnwood, Illinois 60712, on Tuesday, November 16, 2021.*

1. CALL TO ORDER/ROLL CALL

Chair Vranas called the Facilities Committee meeting to order at 6:04 p.m.

FACILITIES COMMITTEE MEMBERS

John P. Vranas (BOE), Chair  
Elaina Geraghty (BOE), Co-Chair  
Rupal Shah Mandal (BOE)  
Wendy Grano, Community Member  
Emily McCall, Community Member

ADMINISTRATORS/STAFF

Dr. Kimberly A. Nasshan, Superintendent of Schools  
Dr. David L. Russo, Assistant Superintendent of Curriculum and Instruction  
Courtney Whited, Business Manager/CSBO  
Jim Caldwell, Director of Buildings and Grounds

ABSENT

Zade Tagani, Community Member

OTHERS PRESENT

Athi Toufexis, StudioGC

2. AUDIENCE TO VISITORS

None

3. APPROVAL OF MINUTES

a. Facilities Committee Meeting Minutes - **October 19, 2021**

A motion was made, seconded and passed to approve the October 19, 2021 Facilities Committee meeting minutes.

4. DISTRICT ARCHITECT OF RECORD - STUDIOGC

a. Project(s) Update

The District Administration, Studio GC, and IMEG representatives gathered to discuss the HVAC rooftop units. Bids will be advertised on Thursday, November 18th with the opening on December 3rd. There was a slight change to the original bid package to get a head start on one component of the overall project. The overall timeline for Bid Package A and Bid Package B for summer work 2022 was reviewed.

Courtney Whited, reviewed the proposed designs for a track. In order to make a decision on the track design, Athi Toufexis, reviewed options for possible future classroom additions at Todd Hall and Rutledge Hall. The Committee chose a design that was not a part of the formal options presented. The Committee would like to use the existing sidewalk footprint as much as possible. They would like to see the least amount of greenspace eliminated for a track. Where there is sidewalk, there should be a track not a track with a sidewalk next to it.

Athi explained the different surfacing options for the track. The Committee would like an even surface and a concrete base. Athi will examine the need to either widen the existing concrete footprint or excavate the track footprint and re-pour all new concrete. The Administration will explore dimensions and surfacing at track spaces in other Niles Township schools.

The Committee reviewed options for the number of parking spaces in the Todd Hall parking lot. The Committee chose the option that does not encroach on the Pre-K playground and adds 15 spaces to the existing parking. The project would increase the TH spaces to 41. The Pre-K playground design would eliminate the existing sand area to be able to move the existing equipment away from the additional parking spaces.

#### 5. OLD BUSINESS

- a. Termination of Two Elevator Service/Maintenance Agreements and Notice to Bid for Elevator Service/Maintenance on Two Elevators and Modernization of One Elevator

Courtney Whited explained the termination agreements. The District is seeking one vendor to maintain all elevators on campus, along with the modernization of the elevator at Rutledge Hall.

A motion was made, seconded, and passed that the Facilities Committee concur with the Administration's recommendation to the Board to terminate Elevator Service and Maintenance Agreements with TK Elevator and Otis Elevator on March 31, 2022, and to request sealed bids for the modernization of one elevator and the regular service and maintenance of all elevators beginning in April 2022.

#### 6. NEW BUSINESS

- a. Annual Renewal of Building Automated Systems (BAS) Maintenance and Support

Courtney explained the pricing structure on this proposal. The Committee asked if the vendor has been responsive to the District's needs, the Administration concurred they have been.

A motion was made, seconded, and passed that the Facilities Committee concur with the Administration's recommendation to the Board to accept the Agreement from Control Engineering Corporation to renew Annual BAS (Building Automated Systems) Maintenance and Support in the amount of \$9,524 from January 1, 2022 through December 31, 2022 as presented.

#### 7. ADJOURNMENT

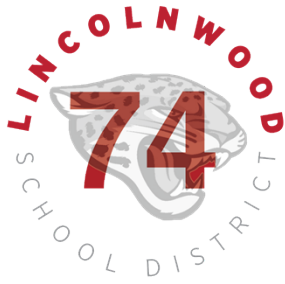
A motion was made, seconded, and passed to adjourn the Facilities Committee meeting at 7:03 p.m. The next Facilities Committee meeting will be held Tuesday, December 14, 2021 at 6:00 p.m. The public is welcome.

---

John P. Vranas, Chairman

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Elaina Geraghty, Member



## Facilities Committee Meeting

DATE: December 14, 2021

TOPIC: District Architect of Record - StudioGC architecture+interiors Project(s) Update

PREPARED BY: Courtney Whited, Business Manager/CSBO with

Athi Toufexis, Principal, StudioGC architecture+interiors

### Recommended for:

- Action
- Discussion
- Information

### Purpose:

To provide the Facilities Committee an update on StudioGC architecture+interiors District Projects:

#### 1. Elevator Service/Maintenance and Modernization Bid

- Bid notice appeared in December 9th publication of *Lincolnwood Review*
- Bid specifications posted on SD74 website and available from Athi/StudioGC

#### 2. Summer 2022 Running Track Project

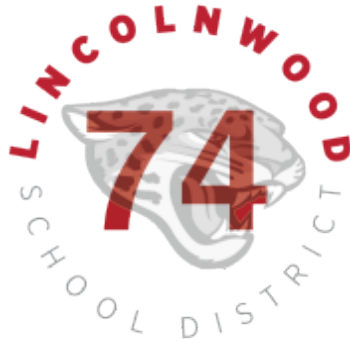
- IMEG will begin a civil survey (cost \$3,500) to review existing grades and conditions for the running track
- Characteristics of neighboring districts' running tracks
- Plan lane quantity, lane widths, overall width, surface material, etc.

#### 3. Summer 2022 Playground Projects

- Accessible equipment selections
- Initial quotes on poured-in-place surface

#### 4. Roof-top Units Bid

The Facilities Committee concurs with the Administration to recommend to the Board of Education to accept the proposal from Thermosystems, LLC for the Mechanical Equipment Pre-Purchase for Todd Hall and Rutledge Hall in the amount of \$61,800 for construction work to commence on June 20, 2022 and complete for occupancy by August 5, 2022.



# Planning Phase: Campus Running Track

|                                           | <b>Lanes</b> | <b>Lane Width</b> | <b>Total Width</b> | <b>Composition</b> |
|-------------------------------------------|--------------|-------------------|--------------------|--------------------|
| <b>#68 Old Orchard Jr. High School</b>    | 6            | 40 inches         | 20 feet            | Pour-in-place      |
| <b>#69 Lincoln Jr. High School</b>        | 6            | 40 inches         | 20 feet            | Pour-in-place      |
| <b>#72 Fairview South School District</b> | 4            | 36 inches         | 12 feet            | Asphalt            |
| <b>#73.5 McCracken Middle School</b>      | 2            | 48 inches         | 8 feet             | Asphalt            |

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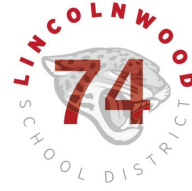


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# Lincolnwood School District 74

## Preliminary Options Campus Track



December 8, 2021

6950 N. East Prairie Road  
Lincolnwood, IL 60712

**SCOPE:** This project includes the renovation/construction of a running/walking track on campus. The below is a comparison of two surfacing options for the track surface based upon preliminary discussions of track layout and sizing (existing sidewalk path, apx. 1,275 linear feet, expanded to 8' wide). The budget costs are for surfacing only, and do not include any subbase (concrete/asphalt) work or sitework excavation/prep.

| Option A: Rekortan B Basemat System  | Qty       | Unit Cost | Budget Estimate |
|--------------------------------------|-----------|-----------|-----------------|
| Single layer 11mm SBR/binder basemat | 10,200 sf | \$6.00    | \$61,200        |

Polyurethane 11mm basemat track system for force reduction

Permeable system

1/2" depth

Available in black only

3-year warranty

Restriping typically needed every 7-10 years

| Option B: Rekortan BS Two Layer System    | Qty       | Unit Cost | Budget Estimate |
|-------------------------------------------|-----------|-----------|-----------------|
| Two layer 13mm SBR/binder basemat + spray | 10,200 sf | \$8.00    | \$81,600        |

Polyurethane 11mm basemat track system for force reduction, plus 2mm structural spray

Permeable system

1/2"+ depth

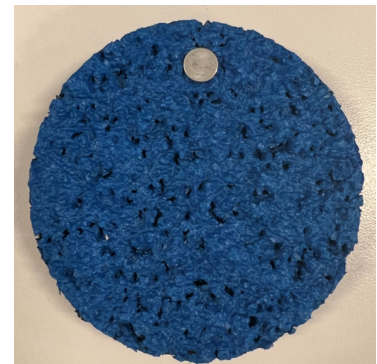
Colored options available, including 'Rainbow Blue' shown here

5-year warranty

Structural spray locks in basemat rubber for enhanced longevity

Lifespan can be 25-30 years with resurfacing every ~10 years

Restriping typically needed every 7-10 years



The above is the cost summary based on estimates of recently bid projects with consultation with manufacturers and installers. The recommended budget is the architect's opinion of construction costs for a general contractor to execute the work.

Sincerely yours, Athi Toufexis

# 2022 Playgrounds

Concepts

December 7, 2021



SPRINKLER SYSTEM  
APX. \$6,000



ACTIVY PANEL ARRAY  
APX. \$2,800



NAVIGATOR REACH PANEL



MATCH-3 REACH PANEL



(3) DRUMP GROUP  
APX. \$6,000



GRANDIOSO CHIMES  
APX. \$8,600



(2) PAINT PANELS  
APX. \$800 EACH



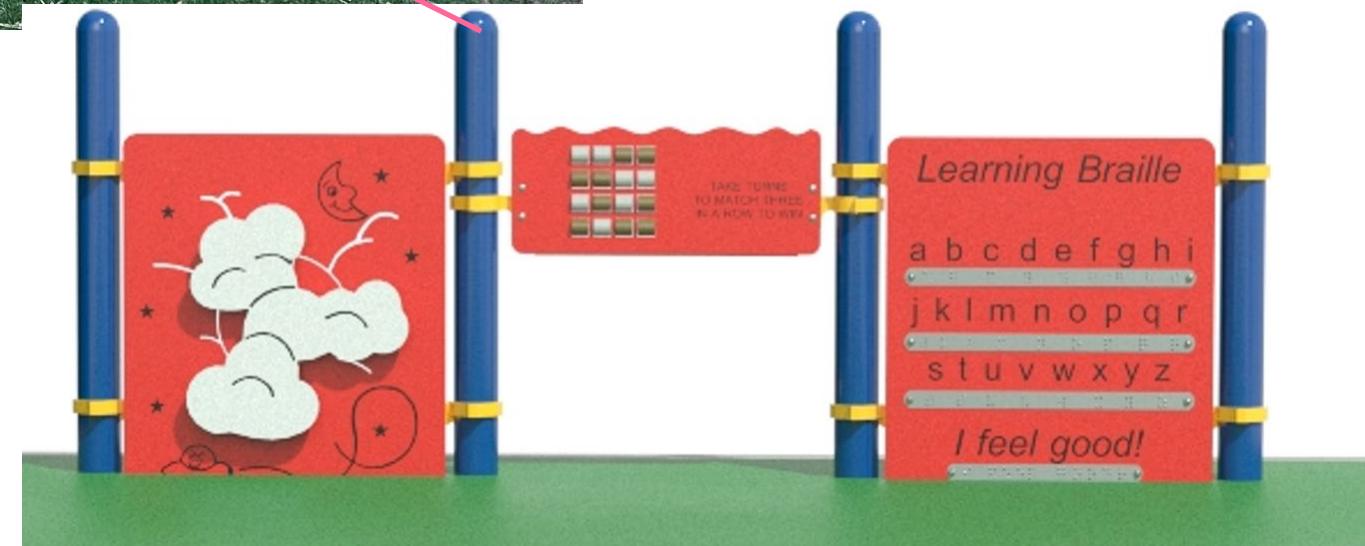
VIBRA CHIME  
1 DB  
APX. \$1,400



VIBRA CHIME  
8 DB  
APX. \$1,400



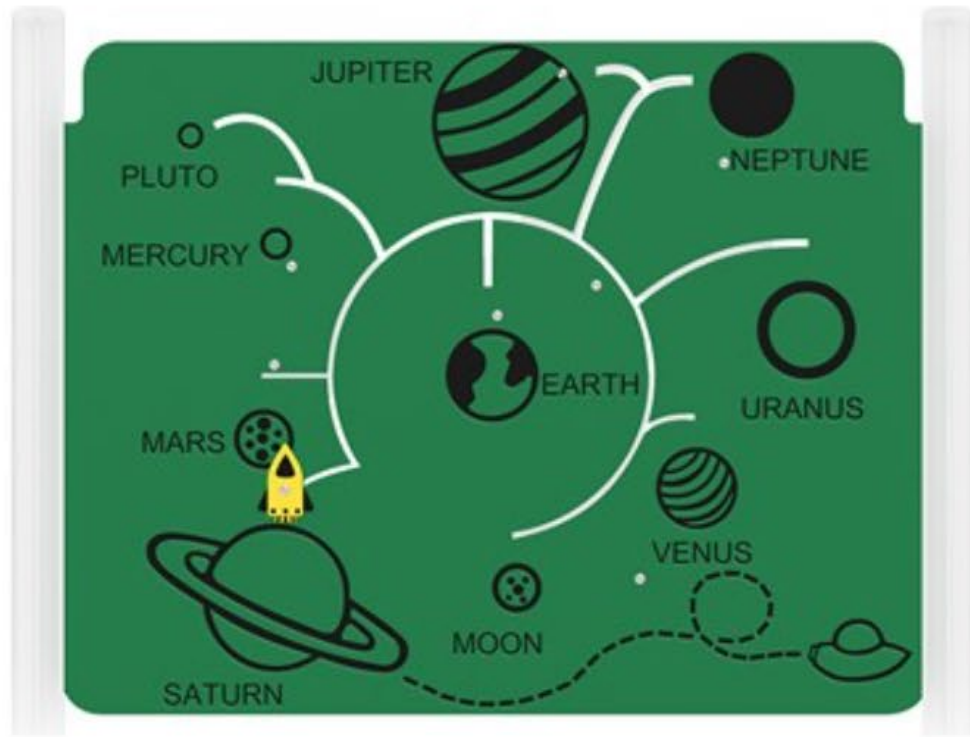
ACTIVITY PANEL ARRAY (FIELD FACING SIDE)  
APX. \$6,600



ACTIVITY PANEL ARRAY (PLAYGROUND FACING SIDE)

# E. PRAIRIE PLAYGROUND

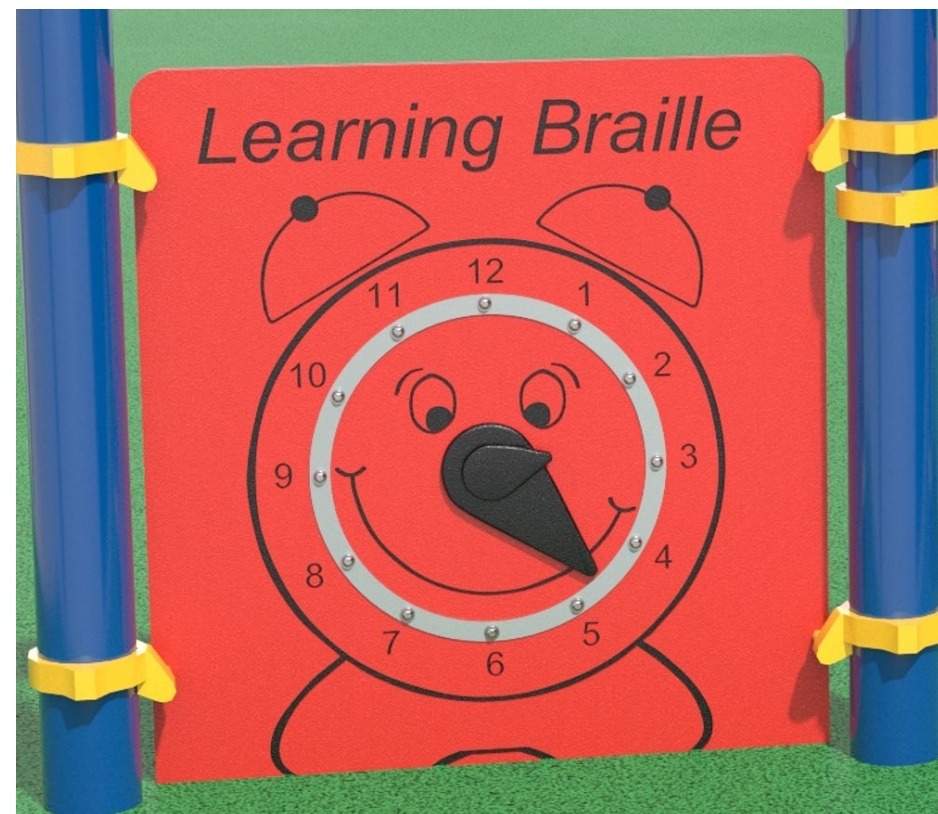
E. PRAIRIE EQUIPMENT SUBTOTAL = \$9,400



SPACE TRAVEL PANEL – SIDE A



SPACE TRAVEL PANEL – SIDE B



LEARNING BRAILLE – SIDE A



LEARNING BRAILLE – SIDE B

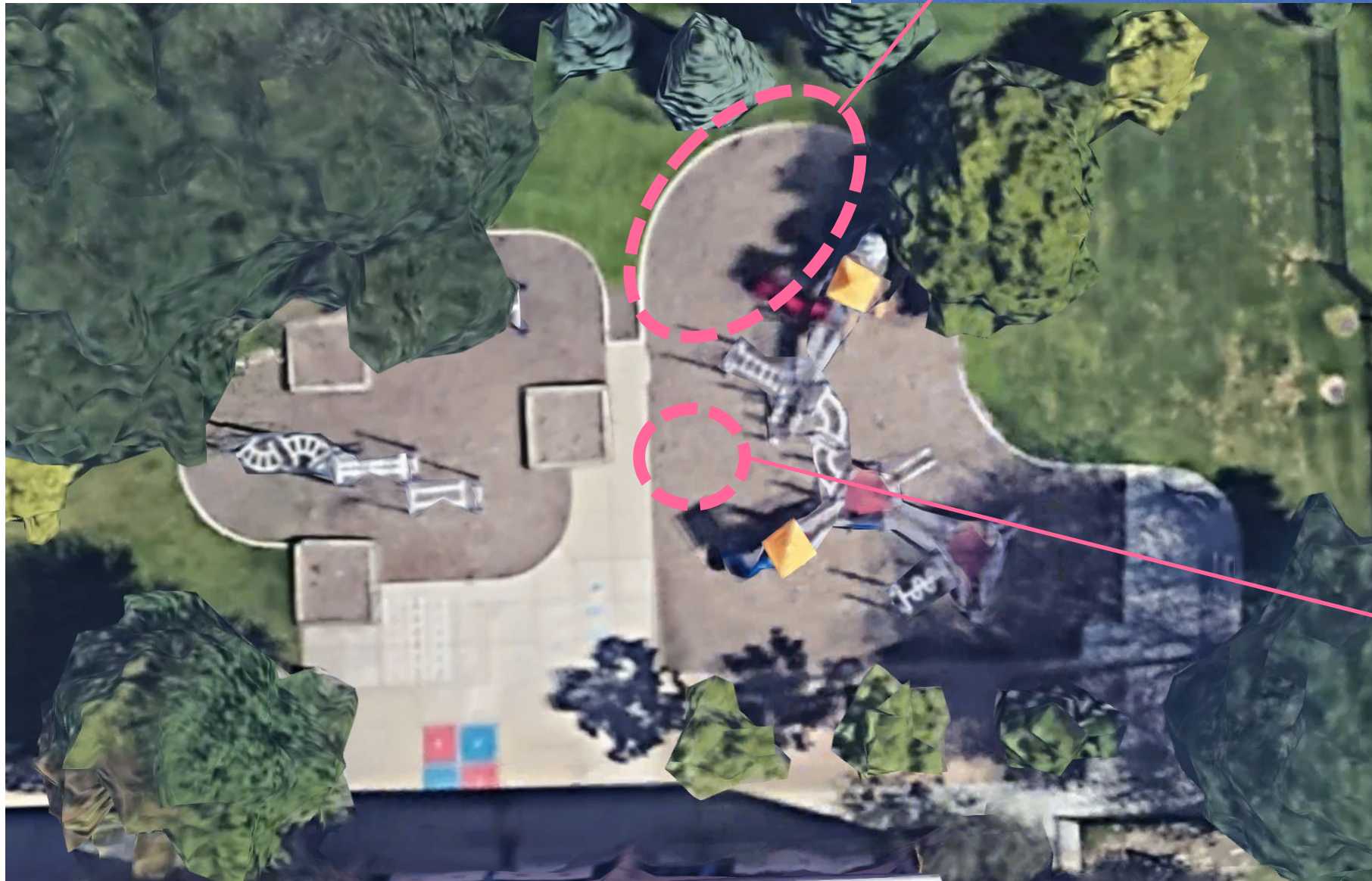


MATCH-3 REACH PANEL

## E. PRAIRIE - ACTIVITY PANEL COMPONENTS



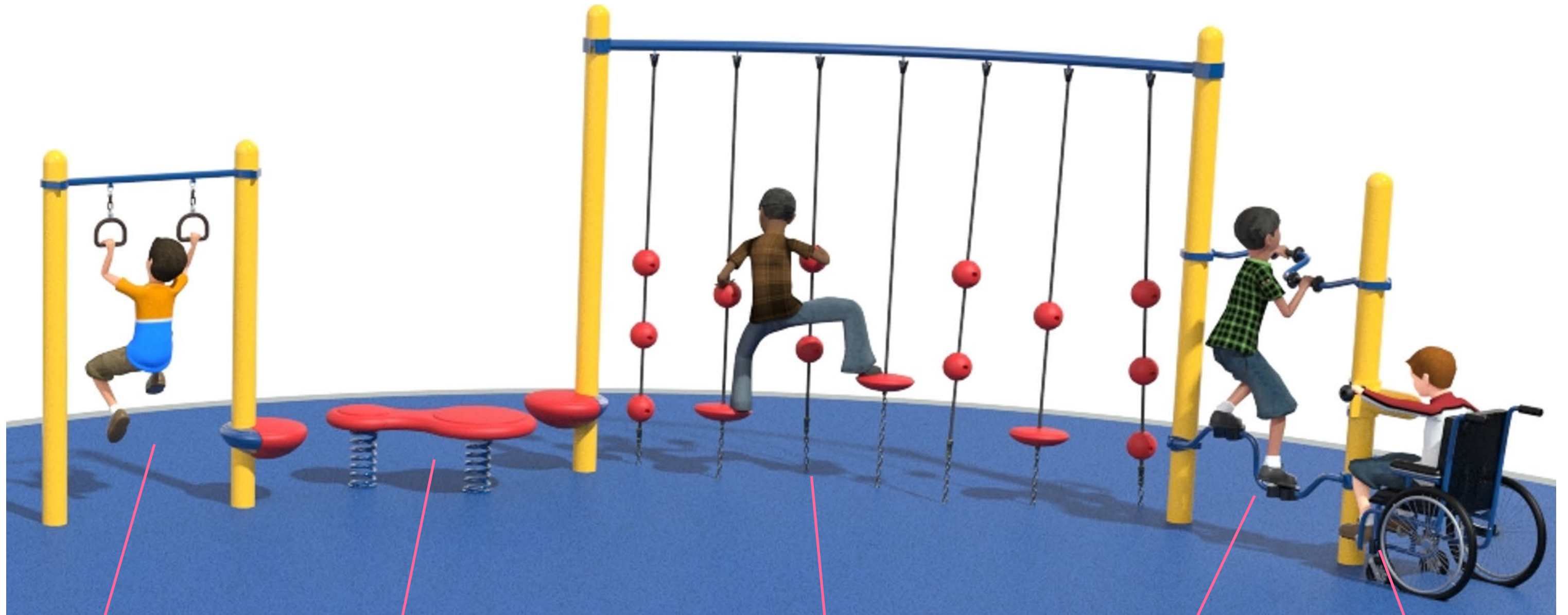
CLIMBING/FITNESS CIRCUIT  
APX. \$16,000



CHILL SPINNER  
APX. \$2,600

# RUTLEDGE PLAYGROUND

RUTLEDGE EQUIPMENT SUBTOTAL = \$18,600



RING PULL  
APX. \$1,000

WOBBLE & SEAT PODS  
APX. \$2,000

SWIGGLEKNOTS BRIDGE  
APX. \$8,100

CYCLER PEDALS/HANDLES  
APX. \$2,200

CYCLER ACCESSIBLE  
APX. \$1,600

## RUTLEDGE – CLIMBING/FITNESS CIRCUIT



Box 2121  
 La Grange, IL 60525  
 708-579-9055  
 708-579-0109 (fax)  
 1-800-526-6197

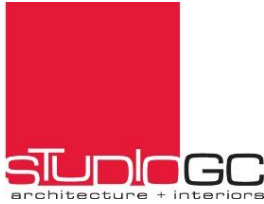
December 8, 2021

TODD HALL SCHOOL - CCDC, PRAIRIE AND RUTLEDGE PLAY AREAS  
 LINCOLNWOOD, IL  
 SURFACING SYSTEM

| <u>QTY.</u>                                                                                                                                                                                                                                                                            | <u>NO.</u> | <u>DESCRIPTION</u> | <u>UNIT PRICE</u> | <u>PRICE</u> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|-------------------|--------------|
| <b>Surface America</b>                                                                                                                                                                                                                                                                 |            |                    |                   |              |
| <b>PlayBound Poured in Place</b>                                                                                                                                                                                                                                                       |            |                    |                   |              |
| Combination 1-3/4" thick (1,856 sf), 2-1/2" thick (872 sf), 3" thick (4,275 sf) and 3-1/2" thick (1,250 sf) (Thicknesses are subject to a nominal variation) system with top surface in 33% Royal Blue/ 33% Gold/ 34% black speckled mix. Includes aliphatic binder. Includes freight. |            |                    |                   |              |
| 8,253 Sq. Ft.                                                                                                                                                                                                                                                                          |            |                    | Poured-in-Place   | \$ 147,646   |

Notes:

- \* **All 3 playgrounds must be ready at the same time for the price to hold. (CCDC, Prairie and Rutledge)**
- \* 1-3/4" thick poured-in-place system meets 4' critical fall height.
- \* 2-1/2" thick poured-in-place system meets 5' critical fall height.
- \* 3" thick poured-in-place system meets 6' - 7' critical fall height.
- \* 3-1/2" thick poured-in-place system meets 8' critical fall height.
- \* Thicknesses quoted to meet industry standards for ASTM testing of 1000 HIC/ 200 Gmax. This quote is for material and installation of the play surface only as described on the quote and does not include any ancillary work required such as sub base, security, drainage, removal of any existing surface, testing, etc. That would be done by others at no cost to Surface America.
- \* Surface America poured-in-place system is IPEMA certified.
- \* Standard wages included.
- \* Quote does not include security that is needed to protect the surfacing during curing time. Purchaser shall be responsible for security, as needed, to prevent vandalism and/or damage of any type to the surface during installation process, curing time, and after the installation is completed.
- \* With Certain EPDM rubber colors, Surface America recommends aliphatic (non-yellowing) binder be considered, however this is an additional charge. Adding aliphatic binder will carry a 10-year warranty.
- \* Surface America recommends the following colors be used as accent colors only: Teal, Yellow, Purple and Primary Red. If one of the listed colors is selected for more than 25% of the top surface, additional charges may need to be added.
- \* Due to the volatile urethane pricing in the industry, the price quoted is only valid 30 days from the day the quote was provided.



223 W. Jackson Blvd., Suite 1200  
Fax: 312.253.3401  
Chicago, IL 60606  
Phone: 312.253.3400

December 8, 2021

Mrs. Courtney Whited  
Business Manager/CSBO  
Lincolnwood School District 74  
6950 N. East Prairie Road  
Lincolnwood, IL 60712

RE: Mechanical Equipment Prepurchase  
Project No. 21089A

Dear Mrs. Whited:

Bids for the above referenced project were received at 10:30 a.m. on Tuesday, December 7, 2021. There were three (3) bidders of record; three (3) bids were received. A bid tabulation sheet is herein attached for your review.

We have analyzed the bids and the qualifications of the bidders and recommend that the contract for the Mechanical Equipment Prepurchase project be awarded to the lowest responsible, responsive bidder, **Thermosystems, LLC.** for their total base bid amount of **\$61,800.**

There were no alternates requested on this project.

We recommend the Board of Education take action to award the contract at the next available Board meeting.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Athi Toufexis, AIA, LEED-AP

Enclosure – Bid Tabulation

cc: Vicki Luczynski, StudioGC



223 W. Jackson Blvd., Suite 1200  
 Chicago, IL 60606  
 P: 312.253.3400

**Client:** Lincolnwood School District 74  
**Project Name:** Mechanical Equipment Prepurchase

**Project No.:** 21089A  
**Bid Date:** Tuesday, December 7, 2021 @ 10:30 a.m.  
**Project Architect:** Athi Toufexis

### BID TAB WORKSHEET

| Contractor       | Total Bid Amount                                                          | Manufacturer | Bid Bond | Addendum 1 | Remarks                                                |
|------------------|---------------------------------------------------------------------------|--------------|----------|------------|--------------------------------------------------------|
| TEC Distribution | \$80,000.00                                                               | Carrier      | X        | X          | \$11,000 included for 1st year maintenance             |
| Thermosystems    | \$61,800.00                                                               | Daikin       | X        | X          | \$14,150 included for startup and 1st year maintenance |
| Trane            | \$99,123.00 if PO 1/7/22 or earlier<br>\$109,036.00 if PO 1/8/22 or later | Trane        |          | X          | includes startup and 1st year maintenance              |
|                  |                                                                           |              |          |            |                                                        |
|                  |                                                                           |              |          |            |                                                        |
|                  |                                                                           |              |          |            |                                                        |

SECTION 004113 – BID FORM

NAME: Thermosystems, LLC  
ADDRESS: 960 Industrial Dr, Unit #1  
CITY: Elmhurst, IL ZIP: 60126  
PHONE: (630)- 693-0930 FAX: (630)- 693-0931

TO: Lincolnwood School District 74  
6950 N. East Prairie Road  
Lincolnwood, IL 60712

Attn: Mrs. Courtney Whited

1. BASE BID

The Undersigned, having inspected the construction documents and having familiarized themselves with the conditions likely to be encountered affecting the cost and schedule of the Work, and having thoroughly familiarized themselves with the Bidding Documents; hereby proposes to provide all material, equipment, transportation, supervision, and services required for the proper execution of the entire Work required, in strict accordance with the Contract Documents for the **Mechanical Equipment Prepurchase for Todd Hall and Rutledge Hall** prepared by StudioGC for the Base Bid Sum, plus any allowances, for the Total Bid Amount listed below:

Base Bid: \$ 61,800.00

Manufacturer: Daikin

TOTAL BID AMOUNT: \$ \_\_\_\_\_

Sixty One Thousand, Eight Hundred Dollars

and, if this proposal is accepted, agrees to execute a formal Contract subject to modifications as may be exercised by the Owner under alternate proposals.

2. ALTERNATE PROPOSALS

a. No Alternates

3. UNIT PRICES:

a. No Unit Prices

4. UNDERSTANDING: The Undersigned in submitting this proposal agrees to the following:

- a. Not to withdraw their proposal for a period of 60 days after the date of the Bid Opening.
- b. To enter into and execute a Contract, if same is awarded to them on the basis of this Proposal, and to furnish Contract Bonds, within five days of a written "Notice of Award".
- c. To construct the Work in accordance with the intent of the Contract documents.



City: Elmhurst

State: IL

Zip: 60126

Telephone: (630) 693-0930

b. The Undersigned hereby declares that the Bidder has the legal status indicated below.

1) If a partnership, give full names of all partners:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) If a corporation, indicate state in which incorporated:

Illinois

Affix Seal

c. The Undersigned hereby affirms that they are qualified to do business in the State of Illinois.

d. Signatures:

1) Individual, partnership or corporation:

Name: Thermosystems, LLC

By: 

Title: President

2) Parties to Joint Venture:

Name: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**BIDDER'S REQUIRED BID DOCUMENTS CHECKLIST**

**All Bidders must submit this form, completed in its entirety and signed, with their bid.**

Below is a list of all documents and attachments which must be included with a bid in order for the bid to be considered a complete bid. Bidders must check boxes to indicate each item has been included with this bid.

- 004113 – Bid Form, including all attachments listed below:
  - Bidder's Required Bid Documents Checklist
  - Bidder's Responsibility Information
  - Financial reports for the two consecutive, most recently available years.
- 004325 – Substitutions
- 004519 - Non-Collusion Affidavit
- 004521 - Bidder Eligibility Certificate
- Documentation that Contractor's Insurance Rating is 1.0 or less.
- Letter from President of the Company certifying absence of any filings for protection from creditors under federal bankruptcy laws and/or placement under receivership or similar restrictions in the last five years.
- Letter from President of the Company certifying absence of contracts terminated by Owner for non-performance in the past five years, except where not due to the material fault of the Bidder.
- Letter from bonding company certifying absence of claims on Bidder's bond in the past five years, except where not due to the material fault of the Bidder.
- Completed AIA Document A305, Contractor's Qualification Statement.

Signature:

Name: Thermosystems, LLC  
By: Patrick Krause  
Title: Salesman

**THIS FORM MUST BE SUBMITTED WITH BID**

**BIDDER'S RESPONSIBILITY INFORMATION**

Information required to be submitted with bid to facilitate application of Bidder Responsibility Criteria:

1. Date of establishment of current form of business organization: February, 2019
2. Type of current form of business organization: LLC
3. State of registration of current form of business organization: Delaware
4. Enclose with this form independently prepared financial reports for the two consecutive, most recently available years.
5. Case, caption, number and court for any bankruptcy, receivership or similar proceeding involving the bidder other than solely as a claimant:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_
6. List contracts terminated by owner for non-performance within the past five years of this project's bid date, and the name, address, and telephone number of Owner's representative under all such contracts:  
N/A  
\_\_\_\_\_  
\_\_\_\_\_
7. List contracts on which a claim against the bidder's bond was made within the past five years of this project's bid date, and the name, address, and telephone number of owner's representative under all such contracts.  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**THIS FORM MUST BE SUBMITTED WITH BID**

END OF SECTION 004113

SECTION 004325 – SUBSTITUTIONS

All bids shall be based upon the Contractor providing materials and equipment as required by the proposed Contract Documents.

Bidders desiring to propose substitutions for acceptable manufacturers, suppliers, materials and/or equipment indicated within the specifications shall list below such proposed substitutions, along with the amount to be added or deducted from the lump sum base bid should the Owner decide to accept such proposed substitutions.

The Owner reserves the right to reject any and all such proposed substitutions.

Proposed substitutions will not be used to determine the low bid.

In order to receive consideration, each proposed substitution shall be accompanied by complete technical data and written description of material or product, including effect on the construction schedule.

Note: Manufacturers, suppliers, materials and/or equipment approved by the Architect prior to the scheduled time for receipt of Bids, but not indicated in Addenda, must be listed below if said change from the specification requirements is to be considered.

| <u>ITEM SPECIFIED</u> | <u>PROPOSED SUBSTITUTION</u> | <u>ADD</u> | <u>DEDUCT</u> |
|-----------------------|------------------------------|------------|---------------|
| N/A                   |                              |            |               |
|                       |                              |            |               |
|                       |                              |            |               |
|                       |                              |            |               |
|                       |                              |            |               |

Name of Bidder: Thermosystems, LLC

Date: 12/6/21

END OF SECTION 004325

SECTION 004519 – NON-COLLUSION AFFIDAVIT

AFFIDAVIT: "I (we) hereby certify and affirm that my (our) proposal was prepared independently for this project and that it contains no fees or amounts other than for the legitimate execution of this work as specified and that it includes no understanding or agreements in restraint of trade."

(If an Individual)

Signature of Bidder \_\_\_\_\_ (Seal)

Business Address \_\_\_\_\_  
\_\_\_\_\_

(If a Partnership)

Firm Name \_\_\_\_\_ (Seal)

By \_\_\_\_\_

Business Addresses \_\_\_\_\_ (\_\_\_\_\_)

of all Partners \_\_\_\_\_ (\_\_\_\_\_)

of the Firm \_\_\_\_\_ (\_\_\_\_\_)

(If a Corporation)

Corporate Name Thermosystems, LLC


By Patrick Krause

Business Address 960 Industrial Dr, Unit #1

Elmhurst, IL 60126

(Corporate Seal)

Name of Officers: (President) John Dolan  
(Secretary) Paul Pasternock  
(Treasurer) Rick Seifert

Attest:  \_\_\_\_\_  
(Secretary)

Name of Bidder Patrick Krause

Date 12/6/21

END OF SECTION 004519

SECTION 004521 – BIDDER ELIGIBILITY CERTIFICATE

720 ILCS 5/33E-11 requires that all contractors bidding for public agencies in the State of Illinois certify that they are not barred from bidding on public contracts for bid rigging or bid rotation.

The following certification must be completed, signed and submitted with the Bidder's Form of Proposal.  
FAILURE TO DO SO WILL RESULT IN DISQUALIFICATION OF THE BIDDER.

Thermosystems, LLC  
(Firm Name of Contractor), as part of its bid on a contract for

**LINCOLNWOOD SCHOOL DISTRICT 74  
MECHANICAL EQUIPMENT PREPURCHASE**

certifies that said contractor is not barred from bidding on the aforementioned contract as a result of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

Firm Name: Thermosystems, LLC

By: John Dolan (Typed or printed name)  
(Authorized Agent of Contractor)

[Signature]  
(Signature)

President  
(Title)

Subscribed and sworn to  
before me on this 6<sup>th</sup> day  
of December, 2021.

[Signature]  
(Notary Public)



END OF SECTION 004521



### EQUIPMENT QUOTATION

|                  |                       |                    |                                              |
|------------------|-----------------------|--------------------|----------------------------------------------|
| <b>Customer:</b> | All Bidders           | <b>Project:</b>    | SD74 Lincolnwood - Todd & Rutledge Hall      |
| <b>Attn:</b>     | Estimating Department | <b>Location:</b>   | Northbrook, IL                               |
| <b>Date:</b>     | 12/6/21               | <b>Proposal #:</b> | 51875PK                                      |
| <b>Engineer:</b> | IMEG                  | <b>Terms:</b>      | Net 30 days, F.O.B. Origin & Freight Allowed |

We are pleased to present the following quote based on the plans and specs dated 11/18/21 and Add #1:

*TAG: RTU-1 thru RTU-4*

**Qty (4) – Daikin North America Packaged Rooftop Units:**

- 208/60/3 power with disconnect switch
- Outdoor, single wall construction with foil faced insulation
- Factory installed enthalpy economizer
- Power exhaust module (shipped loose for field installation)
- Filter section with 2" throwaway filters (1 set of media provided)
- Cooling coil section with DX cooling coil and polymer drain pan
- Hot gas reheat coil
- Supply fan section with DWDI FC supply fan
- Heating section with stainless steel, staged, natural gas furnace
- Discharge plenum section with bottom discharge opening
- Packaged condensing section with scroll compressors
- DDC controls
- BAS enabled thermostat (shipped loose for field installation)
- Roof curb adaptor (as required - shipped loose for field installation)
- 1<sup>st</sup> year entire unit **parts only** warranty

EXCLUDES: Labor to replace parts under warranty, maintenance/service agreement, low ambient kit, startup

**TOTAL NET PRICE (EXCLUDES TAX): \$47,650.00**

**ADD FOR STARTUP AND 1<sup>ST</sup> YEAR MAINTENANCE: \$14,150.00**

Please contact your sales engineer with any questions.

Estimating Department



Thermosystems, Inc  
960 Industrial Drive, Unit #1  
Elmhurst, IL 60126  
P: 630.693.0930

Taxes are not included. Pricing valid for 30 days from date of proposal. All sales are subject to the manufacturers terms and conditions of sale. This proposal is proprietary and confidential property of Thermosystems LLC. Distribution to any party other than the named recipient is prohibited.

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bond Number: 75533-Federal-21-18

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Thermosystems, LLC

960 Industrial Drive, Unit 1

Elmhurst, IL 60126

### SURETY:

(Name, legal status and principal place of business)

Federal Insurance Company

202B Halls Mill Road

Whitehouse Station, NJ 08889-3454

State of Inc: Indiana

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

(Name, legal status and address)

Board of Education, Lincolnwood School District No. 74

6950 N. East Prairie Road

Lincolnwood, IL 60712

**BOND AMOUNT:** Ten Percent of Amount Bid (10%)

### PROJECT:

(Name, location or address, and Project number, if any)

Project No. 21089A; Mechanical Equipment Prepurchase for Todd Hall and Rutledge Hall

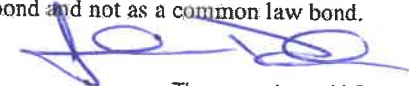
The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

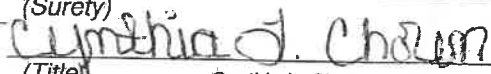
Signed and sealed this 6th day of December, 2021

  
(Witness)

  
Thermosystems, LLC  
(Principal) (Seal)

PRESIDENT  
(Title)

Brittany A. Stuckel  
(Witness)

Federal Insurance Company  
(Surety) (Seal)  
  
(Title)  
Cynthia L. Choren, Attorney-in-Fact

State of Missouri }  
County of St. Charles } ss:

On December 6, 2021, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

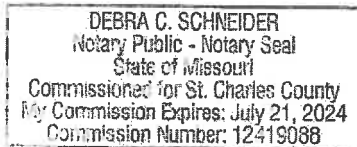
Cynthia L. Choren

known to me to be Attorney-in-Fact of Federal Insurance Company  
the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires July 21, 2024

  
Debra C. Schneider Notary Public



# CHUBB

## Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company  
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, PACIFIC INDEMNITY COMPANY, a Wisconsin corporation, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint

Cynthia L. Choren

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY have each executed and attested these presents and affixed their corporate seals on this 10<sup>th</sup> day of March, 2020.

*Dawn M. Chloros*

Dawn M. Chloros, Assistant Secretary

*Stephen M. Haney*

Stephen M. Haney, Vice President



STATE OF NEW JERSEY

County of Hunterdon

ss

On this 10<sup>th</sup> day of March, 2020 before me, a Notary Public of New Jersey, personally came Dawn M. Chloros and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Dawn M. Chloros and Stephen M. Haney, being by me duly sworn, severally and each for herself and himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



KATHERINE J. ADELAAR  
NOTARY PUBLIC OF NEW JERSEY  
No. 2316685  
Commission Expires July 16, 2024

*Katherine J. Adelaar*

Notary Public

### CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Dawn M. Chloros, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this December 6, 2021



*Dawn M. Chloros*

Dawn M. Chloros, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:  
Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com



**Thermosystems**  
960 Industrial Drive  
Unit #1  
Elmhurst, IL 60126

PHONE: (630) 693-0930  
FAX: (630) 693-0931

[www.thermohvac.com](http://www.thermohvac.com)

12/6/21

Thermosystems, LLC certifies the points below:

1. There are no filings for protection from creditors under federal bankruptcy laws and/or placement under receivership or similar restrictions in the last five years.
2. There are no contracts terminated by Owner for non-performance in the past five years, except where not due to the material fault of the Bidder.
3. There are no claims on Bidder's bond in the past five years, except where not due to the material fault of the Bidder.

Thank you,

John Dolan

A handwritten signature in blue ink, appearing to read "John Dolan".

President



Thermosystems, Inc  
960 Industrial Drive, Unit #1  
Elmhurst, IL 60126  
P: 630.693.0930

Taxes are not included. Pricing valid for 30 days from date of proposal. All sales are subject to the manufacturers terms and conditions of sale. This proposal is proprietary and confidential property of Thermosystems LLC. Distribution to any party other than the named recipient is prohibited.

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# AIA<sup>®</sup> Document A305<sup>™</sup> – 1986

## **Contractor's Qualification Statement**

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

**SUBMITTED TO:** Lincolnwood School District 74

**ADDRESS:** 6950 N. East Prarie Rd, Lincolnwood, IL 60712

**SUBMITTED BY:** Thermosystems, LLC

**NAME:** Thermosystems, LLC

**ADDRESS:** 960 Industrial Drive Unit 1 Elmhurst IL

**PRINCIPAL OFFICE:**

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

**NAME OF PROJECT** (if applicable): SD74 Lincolnwood

**TYPE OF WORK** (file separate form for each Classification of Work):

- General Construction
- HVAC
- Electrical
- Plumbing
- Other (please specify)

**ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

**§ 1. ORGANIZATION**

**§ 1.1** How many years has your organization been in business as a Contractor? 21

**§ 1.2** How many years has your organization been in business under its present business name? 34 months

**§ 1.2.1** Under what other or former names has your organization operated? Thermosystems, Inc

**§ 1.3** If your organization is a corporation, answer the following:

**§ 1.3.1** Date of incorporation: 02/2019

**§ 1.3.2** State of incorporation: Delaware

**§ 1.3.3** President's name: John Dolan

**§ 1.3.4** Vice-president's name(s) Paul Pasternock & Richard Seifert

**§ 1.3.5** Secretary's name: Paul Pasternock

**§ 1.3.6** Treasurer's name: Richard Seifert

**§ 1.4** If your organization is a partnership, answer the following:

**§ 1.4.1** Date of organization:

**§ 1.4.2** Type of partnership (if applicable):

**§ 1.4.3** Name(s) of general partner(s)

**§ 1.5** If your organization is individually owned, answer the following:

**§ 1.5.1** Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

**§ 2. LICENSING**

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Illinois HVAC sales & service

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

Illinois -Thermosystems, LLC

**§ 3. EXPERIENCE**

§ 3.1 List the categories of work that your organization normally performs with its own forces.

HVAC sales & Service

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it? NO

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers? NO

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? NO

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)  
NO

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract:

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

35 million

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

**§ 4. REFERENCES**

**§ 4.1 Trade References:**

Daikin Applied Americas 763-553-5305  
Condair, Inc 315-425-1255  
Data Aire Inc 714-876-2831

**§ 4.2 Bank References:**

5th. Third Bank Nick Ryan  
847-653-0320

**§ 4.3 Surety:**

**§ 4.3.1 Name of bonding company:**

Federal Insurance Company Cynthia Choren 908-903-2000

**§ 4.3.2 Name and address of agent:**

202b Hills Road  
Whitehouse Station NJ

**§ 5. FINANCING**

**§ 5.1 Financial Statement.**

**§ 5.1.1** Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

CliftonLarsonAllen LLP  
PO Box 775967

**§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:**

Chicago, IL 60677-5967

§ 5.1.3 Is the attached financial statement for the identical organization named on page one? Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

§ 6. SIGNATURE



§ 6.1 Dated at this 6th. day of December, 2021

Name of Organization: Thermosystems, LLC

By: John Dolan

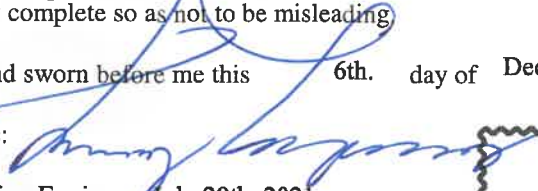
Title: President

§ 6.2

Mary Campos being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading

Subscribed and sworn before me this 6th. day of December 2021

Notary Public:



My Commission Expires: July 29th. 2021



# Additions and Deletions Report for AIA<sup>®</sup> Document A305<sup>™</sup> – 1986

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:28:18 on 03/22/2006.

## PAGE 6

~~M~~—being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

...

Subscribed and sworn before me this                      day of                      20-20

## **Certification of Document's Authenticity**

**AIA® Document D401™ – 2003**

I, Charles V. Bucci, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:28:18 on 03/22/2006 under Order No. 1000201877\_1 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A305™ – 1986 - Contractor's Qualification Statement, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

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*(Signed)*

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*(Title)*

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*(Dated)*